



Athletic Fields Study Committee

Report of the Committee
July 2013

Athletic Field Study Committee Members

- Open Space Committee
- Board of Selectman
- Town Staff
 - Parks & Cemeteries
 - Recreation
 - Open Space Program
- School Committee Representative
- Representatives from Youth Sports Leagues
 - Soccer
 - Football
 - Lacrosse

Committee Objective-

Address the Issue of Shortage and Overuse of Town Athletic Fields

- WHAT We Have
- WHO Uses Fields
- WHERE We Could Add/Improve
- HOW Many Additional Fields Needed
- Accomplishments
- NEXT STEPS...

WHAT We Have



Athletic Playing Fields Inventory

1. Bialek Park-Cemetery & Parks Dept.

Two 60' baseball diamonds

One 60' softball diamond

One 90' baseball diamond

2. Pavillion Park-Cemetery & Parks Dept.

One small practice field

3. Green Street-School Dept.

Three 60' baseball diamonds

One full sized multipurpose field

4. Mile Lane-School Dept.

Two full sized multipurpose fields

One small sized multipurpose field

One 90' baseball diamonds

5. Doyon School-School Dept

Two 60' softball diamonds

One 90' baseball diamond

6. High/Middle School-School Dept.

One 60' softball diamond

One full sized multipurpose field

Two small practice fields

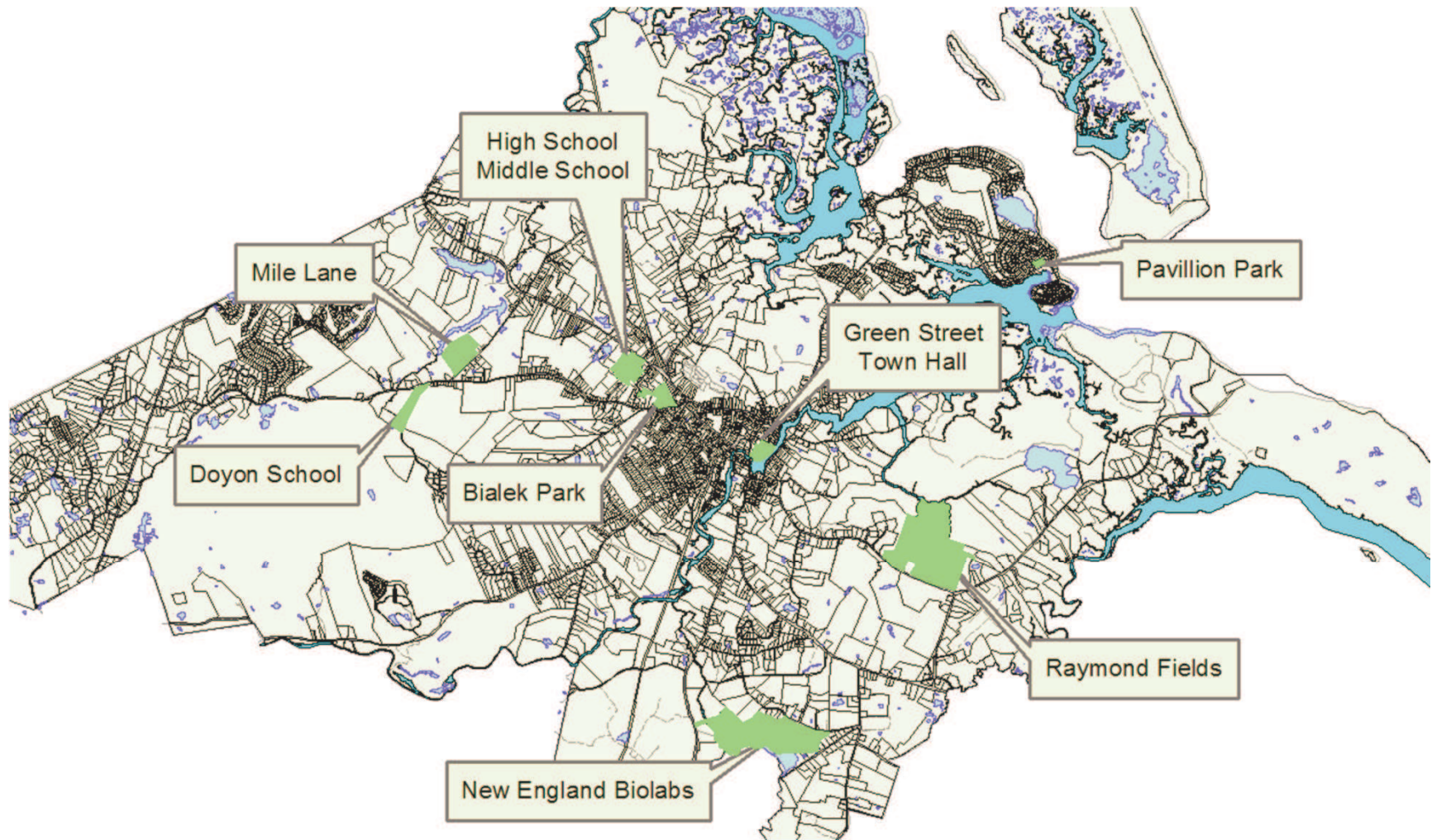
7. Maplecroft Farm-Privately owned

Two full sized multipurpose fields

8. New England Biolabs-Privately owned

Two and a half full sized multipurpose fields

Athletic Playing Fields Inventory



Athletic Fields Compared

- In our town, approximately 21% is salt marsh
- 10% is freshwater swamp
- Approximately 10% is owned and managed by the Trustees for the Reservations. Appleton Farms, Greenwood Farms and Cranes
- 10% is owned by the state, Willowdale and Plum Island
- Less than 0.3% of the land in town is currently used for organized athletics. This includes school and town owned land.

Changes in Field Inventory from 2007

- Additional 60' Baseball field built by Ipswich Little League at Green Street Fields
- Additional Multipurpose field funded by the Friends of Ipswich Athletics through a grant by the Institution for Savings at the School's Mile Lane Athletic Facility
- 90' baseball diamond at Bialek Park rebuilt, dugout fencing added, backstop, team benches and bleachers replaced with debt appropriation from Town Meeting and private donation

Changes in Field Inventory from 2010

NONE

Raymond Fields

- Travel soccer has used Raymond Fields off of Essex Road for over 20 years.
- In 2010, the Town purchase a conservation restriction for the Maplecroft Farms which included the soccer fields commonly referred as Raymond Fields
- The last 3 1/2 years, the agreement to allow use the soccer fields has been through a formal lease between Ted Raymond and IYS
- The lease may be extended annually by mutual agreement.

New England Biolabs

- In Town Youth Soccer had historically used the fields off of County Road that became “front yard” of New England Biolabs in 2005.
- An agreement between the NEB and the Town formalized continued use of those fields by youth soccer.

Overall Fields Inventory

- 4 Multipurpose (School)
- 9 Baseball/Softball (School & Town)
- 4 Small Practice (School & Town)
- 4.5 Soccer Fields (Private)

Chronology of Playing Field Additions

- 2010 90' Baseball diamond rebuilt at Bialek Park
- 2007 Second multipurpose field built at Mile Lane Fields.
- 2007 Third 60' baseball diamond built at Green St Fields.
- 1999 Mile Lane Field Built (to replace High School Fields lost during new construction)
- 1998 Raymond Fields Provided on Temporary Basis to Town Travel Soccer
- 1960's Doyon School Fields Built When School Constructed
- Prior to 1960....

WHO Uses Our Fields?



Athletic Leagues-Town & School

| | |
|-------------------------------|-----------------------|
| Youth Football | High School Sports: |
| Youth Soccer -Travel & Intown | Field Hockey |
| Youth Baseball | Softball |
| Youth Softball | Baseball |
| Youth Lacrosse | Soccer |
| Adult Soccer | Track |
| Adult Baseball | Cross Country |
| Ultimate Frisbee | Lacrosse |
| EBSCO Softball | Football |
| | |
| | Middle School Sports: |
| | Soccer |
| | Track |
| | Softball |
| | Field Hockey |

Total Athletic Participants-Fall 2011-Spring 2012

- Youth Soccer- In Town/Travel- 554
- Youth Football- 141
- Youth Lacrosse- 262
- Youth Baseball (Little League & Babe Ruth) 308
- Youth Softball- 120
- High School Field Sports- 341
- Middle School Field Sports- 148
- Adult Soccer- 0
- Adult Baseball/Softball- 76
- Adult Frisbee- 20
- **TOTAL PARTICIPANTS= 1950**

Athletic Teams Trends

- Youth Lacrosse 19% growth 2010-12
- Youth Football 1% decline 2009-11
- Youth Soccer 24% decline 2009-12
- Youth Baseball 27% decline 2010-12
- Youth Softball 7% decline 2010-2012
- Adult Softball/Baseball Leagues- flat 2010-12
- High School Field Sports 4% growth 2009-12

Additional Fields Needed

- Need to provide fields to replace currently used private fields by the soccer programs.
- Need to provide additional fields for youth lacrosse and youth football.
- Need fields to be able to rotate usage.

How Many Additional Playing Fields?

- Youth Soccer- Since 2007, the AFSC has stated that the continued use of Raymond Fields is tenuous at best- 3 fields are needed in the near term
- Adult Soccer- no longer plays on fields in Town. They used to play in the outfield of the 90' baseball diamond at Bialek Park- 1 field
- Youth Football- Currently uses Green Street fields for practice and games for 5 football teams- 2 fields
- Youth Lacrosse fields 12 teams and used the fields at Mile La and Green Street this past spring.- 2 fields
- These additional fields would not provide enough to rest fields

Options for Additional Fields

- Existing Properties
 - Mile Lane Fields- two-three additional multipurpose fields
 - Investigated open space behind Doyon school and after wetlands delineation, it was found there was not enough room for a full size multipurpose fields on the exiting property
- Properties Added to the Open Space Bond List

Possible Multipurpose Field area Behind Baseball Field at Mile La



Proposed Mile Lane Field Expansion

Bull Brook and Wetlands

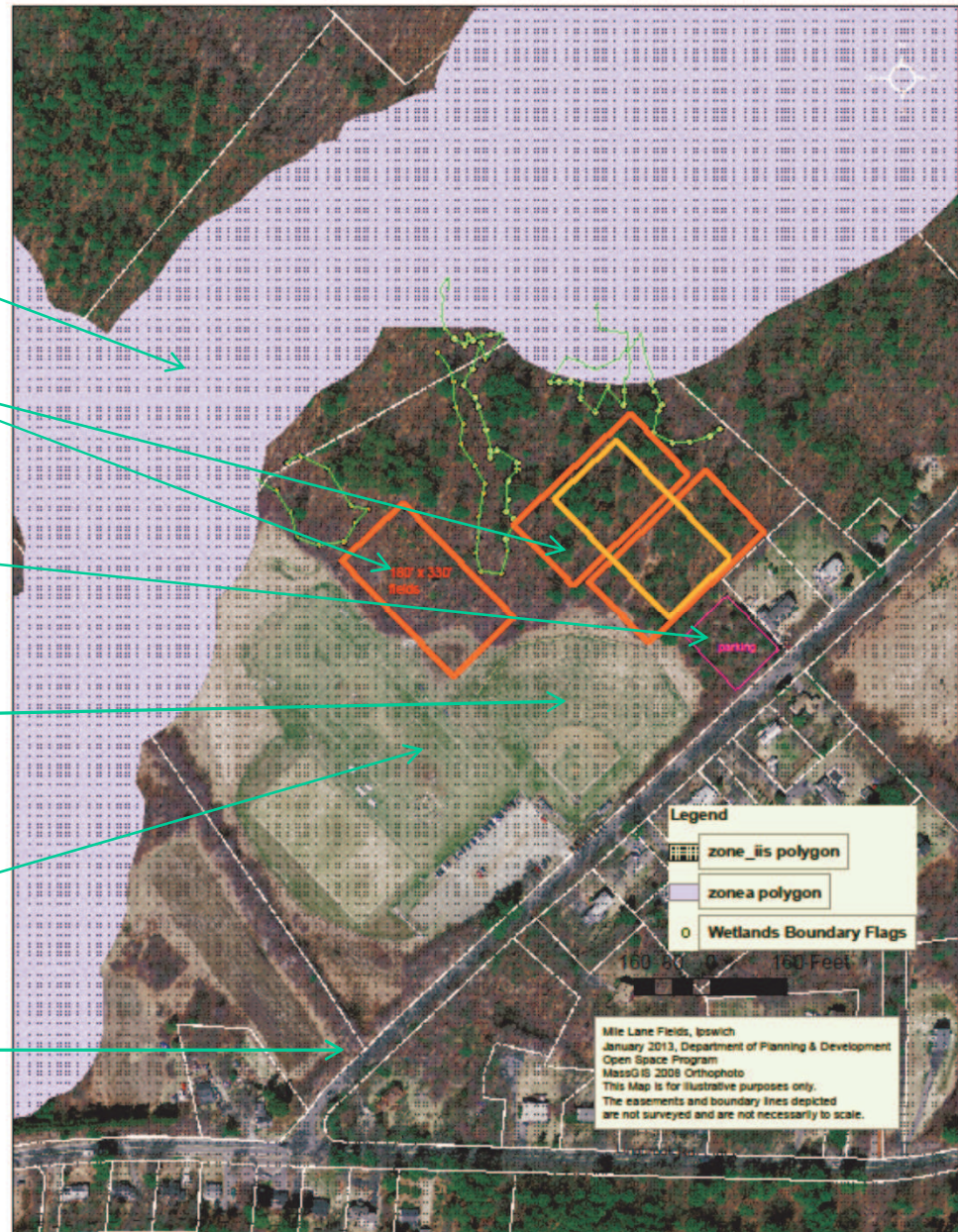
Proposed Additional Fields

Proposed Additional Parking

Existing Baseball Field

Existing Multipurpose Fields

Mile Lane



Mile Lane Field Expansion Project

- The School Committee voted unanimously to support the concept of additional fields at Mile Lane. The considered plan had additional parking and additional fields behind the existing baseball field.
- The Town Planning department engaged Mike DeRosa to flag the wetlands in the area of interest. The Planning Department digitized the wetlands data.
- The Town Conservation agent, Dave Pancoast and Town Chairwoman of the Ipswich Conservation Commission Jen Hughes have made visits to the site and agreed with the wetlands delineation.
- It was recommended that a Notice of Intent be filed for this project. A NOI includes a detailed design

Mile Lane Field Expansion Project

- Engineering firm Gale Associates was asked to quote the engineering costs for the detailed design in phases, contract documents, bid, and construction monitor services.
- Preliminary design-Phases 1-3, cost is \$6850.
- Detailed Design through permitting - Phases 4-5, not to exceed cost is \$27,290
- Contract Documents, Bid Award and Construction Period Services- Phases 6-7, not to exceed \$30,190.
- The Ipswich Recreation Department may have \$7000 in funds that could be used for the initial phases of this project.

Mile Lane Field Expansion Project

- There were no construction estimates provided in the Gale Associates proposal for this project. Gale Associates did provide another proposal for another private property under consideration for athletic fields and the cost for three fields with off street parking was estimated to be \$1.5M.

Mile Lane Field Expansion Execution, Use and Maintenance

- Planned Town interface to Gale Associates_ John Galanis- Member AFSC and consulting construction engineer.
- The Ipswich School (Athletic Director) would be the primary scheduler for these fields and interface to the Town Parks & Cemeteries Director to maintain a master field schedule for each season.
- Turf maintenance will be added to the school's contract with the third party provider.
- Parking area is currently maintained by the school. The hope is this responsibility could be transferred to the Town DPW.

Mile Lane Field Maintenance Costs

- At the last School Committee's Athletic Field Meeting, it was unanimously recommended that the school transfer the Green Street Fields to the Town as the school has not used those fields in over ten years, but has continue to pay for turf maintenance.
- If two new fields are built at Mile Lane and the Green Street fields are transferred to the Town, the school will realize little if any increased costs in turf maintenance as the areas are comparable.

Maintenance per Field

| Per Field per year | | | | notes |
|----------------------------------|------------|------------|-------------|-------------|
| | per | # per year | total cost | |
| Mowing | \$250.00 | 35 | \$8,750.00 | |
| fertilizing | \$250.00 | 4 | \$1,000.00 | |
| aeration | \$250.00 | 1 | \$250.00 | |
| slice seeding | \$750.00 | 1 | \$750.00 | |
| sod repair | \$1,000.00 | 1 | \$1,000.00 | |
| goal maintenance/replacement | \$500.00 | 1 | \$500.00 | |
| irrigation system maintenance | \$500.00 | 1 | \$500.00 | |
| lines layout girls lax | \$350.00 | 1 | \$350.00 | |
| lines layout boys lax | \$350.00 | 1 | \$350.00 | |
| lines layout girls soccer | \$350.00 | 1 | \$350.00 | |
| lines layout boys soccer | \$350.00 | 1 | \$350.00 | |
| relining girls lax | \$130.00 | 10 | \$1,300.00 | spring only |
| relining boys lax | \$130.00 | 10 | \$1,300.00 | spring only |
| relining girls soccer | \$130.00 | 10 | \$1,300.00 | fall only |
| relining boys soccer | \$130.00 | 10 | \$1,300.00 | fall only |
| lines layout girls field hockey | \$350.00 | 1 | \$350.00 | |
| relining girls field hockey | \$130.00 | 10 | \$1,300.00 | fall only |
| lines layout football | \$350.00 | 1 | \$350.00 | |
| relining football | \$250.00 | 10 | \$2,500.00 | fall only |
| | turf only | total: | \$12,750.00 | |
| | everything | total: | \$23,850.00 | |
| | | | | |
| all lines except football total: | | | \$8,250.00 | |

Additional Maintenance if 3 Fields are Added

| | | | |
|--|-------------|------------|-------------|
| Per Field per year (with lines) | | | |
| | per | # per year | total cost |
| Mowing | \$250.00 | 35 | \$8,750.00 |
| fertilizing | \$250.00 | 4 | \$1,000.00 |
| aeration | \$250.00 | 1 | \$250.00 |
| slice seeding | \$750.00 | 1 | \$750.00 |
| sod repair | \$1,000.00 | 1 | \$1,000.00 |
| goal maintenance/replacement | \$500.00 | 1 | \$500.00 |
| irrigation system maintenance | \$500.00 | 1 | \$500.00 |
| Field Lines(see previous sheet) | \$8,250.00 | 1 | \$8,250.00 |
| | | | |
| | | total: | \$21,000.00 |
| | | | |
| All 3 Fields (two with lines) | | | |
| | | | |
| | | | |
| Field Maintenance | \$38,250.00 | | |
| | | | |
| Fence maintenance (assume chain link between field & parking area | \$500.00 | | |
| Parking Area Maintenance | \$2,000.00 | | |
| | | | |
| Lines on 2 of 3 fields | \$16,500.00 | | |
| | | | |
| | | | |
| Total additional maintenance | \$57,250.00 | | |

Better Utilization of Existing Fields

- Convert from grass to artificial surface
- Candidate field: IHS Stadium Field
- Costs of initial conversion: \$1M+
- Service life of artificial surface: 10-14 years
- Cost to resurface after end of life: \$300K
- Conversion would reduce the need for additional fields by 2.

Current IHS Stadium Utilization

- 12+/- high school football games per year (varsity, JV, freshman.
- 8-12 soccer games per year (girls' & boys' varsity and JV)
- 8-12 lacrosse games per year (girls' and boys' varsity and JV)
- 5-10 track meets per year (girls' & boys')
- 4-6 field hockey (girls' varsity and JV)
- 10+ Others.
- Total average events per year: 60

Proposed IHS Stadium Utilization

Three time slots for each day

- Mon-Fri 2:30-5:30pm HS
5:30-7pm HS or Youth
7-10pm- HS or Rental
- Sat 8-10am HS
10am-4pm Youth
4-10pm Rental
- Sun 8am-2pm Youth
2pm-10pm Rental

Proposed IHS Stadium Utilization School Sports

- 12+/- high school football games per year (varsity, JV, freshman.
- 30 soccer games per year (girl's & boy's varsity and JV)
- 30 lacrosse games per year (girl's and boy's varsity and JV)
- 5-10 track meets per year (girl's & boy's)
- 10+ Others.
- Total average school events per year: 92

Proposed IHS Stadium Utilization via Youth Sports

- Youth games Mon-Fri= 5/week x 8 week season x 2 seasons/yr= 80/year
- Youth games Sat & Sun=8/wk x 8 week seasons x 2 seasons/yr= 128/yr

Total estimate youth usage= 208 events /yr

Proposed IHS Stadium Utilization via Rentals

- Rental Usage- If field was rented for 50% of the available time during the summer & 70% of the available time during the school year, that would translate into 1280 rental hours. With a \$150/hr rental rate, the gross income would be \$192,000/yr
- There will be a need to a person estimated to take 20 hrs/week scheduling and administration of rentals.
- All rental hours would require a full time field monitor.

IHS Stadium Existing Maintenance Costs

| Per Field per year | | | | notes |
|---------------------------|------------|------------|-------------|-------------|
| | per | # per year | total cost | |
| Mowing | \$250.00 | 35 | \$8,750.00 | |
| fertilizing | \$250.00 | 4 | \$1,000.00 | |
| aeration | \$250.00 | 1 | \$250.00 | |
| slice seeding | \$750.00 | 1 | \$750.00 | |
| sod repair | \$1,000.00 | 1 | \$1,000.00 | |
| lines layout girls lax | \$350.00 | 1 | \$350.00 | |
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| lines layout boys soccer | \$350.00 | 1 | \$350.00 | |
| lines layout field hockey | \$350.00 | 1 | \$350.00 | |
| relining girls lax | \$130.00 | 3 | \$390.00 | spring only |
| relining boys lax | \$130.00 | 3 | \$390.00 | spring only |
| relining girls soccer | \$130.00 | 3 | \$390.00 | fall only |
| relining boys soccer | \$130.00 | 3 | \$390.00 | fall only |
| relining field hockey | \$130.00 | 3 | \$390.00 | fall only |
| lines layout football | \$350.00 | 1 | \$350.00 | |
| relining football | \$250.00 | 10 | \$2,500.00 | fall only |
| | | | | |
| | | total: | \$18,300.00 | |

IHS Stadium Maintenance Costs Comparison

- Existing Costs per year: \$18,300
- Estimated Costs per year for Artificial Surface: \$5000.
- Estimated saving per year: \$13,300.

IHS Stadium Project

- The concept to convert the IHS Stadium from a natural turf to an artificial turf surface was unanimously supported by the School Committee.
- An estimate for the preliminary engineering was secured from Gale Associates in February 2012. The request for quote to Gale Associates was done by John Gillis of the AFSC. The cost was \$5K.
- The School Committee voted to fund the engineering report.
- Gale Associates delivered the report on September 19, 2012.

IHS Stadium Project

- Demolition of existing field & non-functional drainage system
- Installation of new drainage system
- Artificial Turf preparation and installation.
- Rebuild existing 8 lane track.
- “D” areas behind football goals will be track surface.
- New turf compatible goal posts, D area netting and pole vault box, long jump pit.
- Existing fencing to remain except where proposed building would be.
- Proposed new building to include bathrooms, concession stand and team rooms

IHS Stadium Project Costs

- All construction costs: \$1,835,455.
- All construction cost except proposed building: \$1,344,055.

Financing new construction or and acquisition

- Open Space Bond Fund as written: less than \$6M left in the authorization-can only be used for land acquisition and development of acquired land
- New bond per project on already owned public land.
- Community Preservation Act (CPA)
- Property Transfer Tax
- Create recreation fund using beach receipts, beach stickers, user fees for funding sources

Proposed Mile Lane Expansion and IHS Stadium Projects and the Five Year Capital Plan

- Neither project is currently part of the five year capital plan.
- The plan is reviewed each fall and the AFSC would like to get both onto the five year capital plan in the fall of 2013.

Longer Term

- New site would need to be acquired with potential expansion of up to 10 full sized multipurpose fields.
- Off site parking
- Frontage to road to handle traffic
- Bathrooms & concession stand
- Growth would be served by converting grass fields to artificial surface fields.

Next Steps for the AFSC

- Additional 2-3 multipurpose fields at Mile Lane
- IHS Stadium Conversion
- Open Space Program Manager Actively Pursue Prospective Land Acquisitions